

RINN VALLEY RANCH ANNEXATION AND ZONING NO. TWO

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16, BOTH IN TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

OWNER:

ST. VRAIN DEVELOPMENT, LLC
2531 E. 126TH WAY,
THORNTON, CO. 80241

BY: WAYNE BARCEWSKI, MANAGER

STATE OF COLORADO) SS
COUNTY OF WELD) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF July 1999 BY WAYNE BARCEWSKI.

MY COMMISSION EXPIRES: 6/28/2002

WITNESS MY HAND AND OFFICIAL SEAL.

Marcia L. Laman
NOTARY PUBLIC



TOTAL ACREAGE:
92.271 ACRES

TOTAL BOUNDARY:
10544.82 FEET

EXISTING ZONING:
WELD COUNTY-AGRICULTURAL

PROPOSED ZONING:
PUD

BOUNDARY CONTIGUOUS WITH TOWN OF FREDERICK:
2503.42 FEET

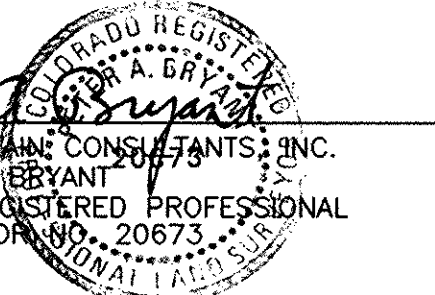
NOTES:

- THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION AND ZONING PURPOSES, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A LAND SURVEY PLAT.
- RINN VALLEY RANCH ANNEXATION IS LOCATED IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT, LEFT HAND WATER DISTRICT, ST. VRAIN SANITATION DISTRICT PROPOSED SERVICE AREA BOUNDARY, ST. VRAIN VALLEY SCHOOL DISTRICT REIU, FREDERICK AREA FIRE PROTECTION DISTRICT, AND CARBON VALLEY RECREATION DISTRICT.
- THE LEGAL DESCRIPTION FOR RINN VALLEY RANCH ANNEXATION AND ZONING NO. TWO IS CONTAINED WITHIN THE LEGAL DESCRIPTION FOUND IN THE TITLE COMMITMENT NO. UH7185A BY UNITED GENERAL TITLE INSURANCE COMPANY DATED JANUARY 4, 1999 AND IN ADDITION CONTAINS RIGHT-OF-WAY FOR WELD COUNTY ROAD 7 AND WELD COUNTY ROAD 20-1/2.

SURVEYOR'S CERTIFICATE:

I, PETER A. BRYANT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID TRACT IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

Peter A. Bryant
ROCKY MOUNTAIN CONSULTANTS, INC.
BY: PETER A. BRYANT
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 20673



TOWN OF FREDERICK CERTIFICATE OF APPROVAL

THIS MAP IS TO BE KNOWN AS "RINN VALLEY RANCH ANNEXATION NO. 2" TO THE TOWN OF FREDERICK, COLORADO. AND IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BY ORDINANCE NO. 1531 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON July 22, 1999, AND RECORDED ON 1999, AS RECEPTION NO. IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO.

Karen Orbach
TOWN CLERK



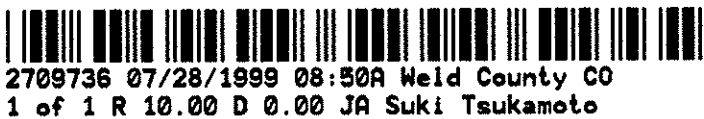
CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO) SS
COUNTY OF WELD) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT O'CLOCK M., THIS DAY OF A.D., 19 AND IS RECORDED IN PLAT BOOK NO. , FILM NO. , RECEPTION NO. .

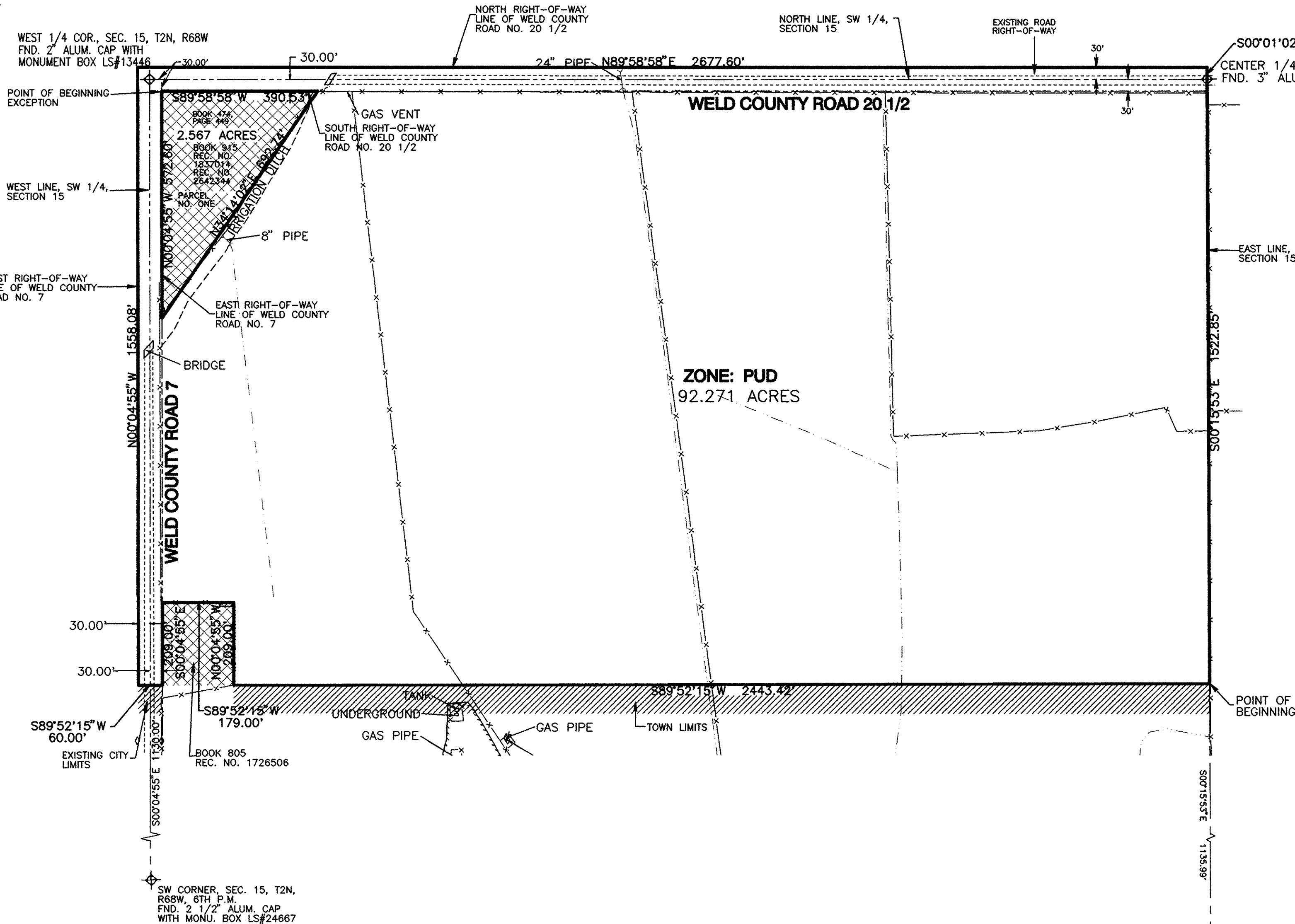
DEPUTY RECORDER

FEES

RMC ROCKY MOUNTAIN CONSULTANTS, INC.
825 DELAWARE AVE., SUITE 600, LONGMONT, CO 80501
(303)772-6282 METRO: (303)665-6283 FAX: (303)665-6283
RINN VALLEY RANCH ANNEXATION NO. TWO
80-3505.001.00



2709736 07/28/1999 08:58A Weld County CO
1 of 1 R 10.00 D 0.00 JA Suki Tsukamoto



LEGEND:

- FOUND MONUMENT AS NOTED
- IRRIGATION DITCH
- TOWN LIMITS
- EXISTING FENCE
- ASPHALT ROAD
- PARCEL NOT INCLUDED IN THIS ANNEXATION
- RIGHT-OF-WAY LINE

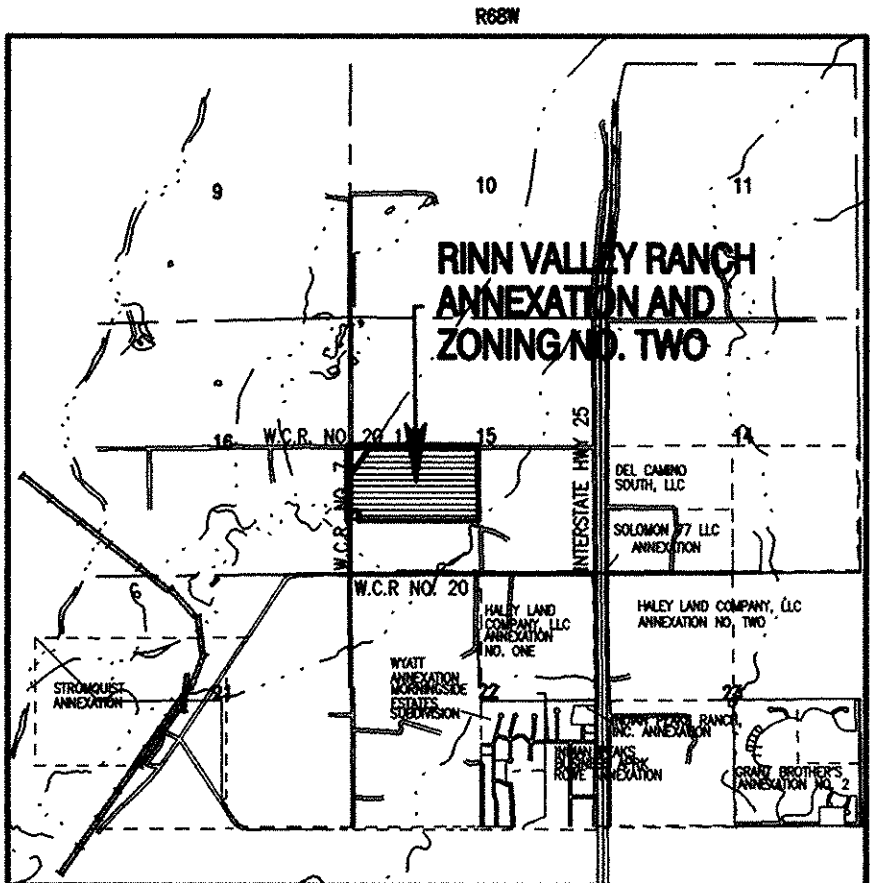
FLOOD PLAIN INFORMATION:

THIS PROPERTY LIES WITHIN FLOOD ZONE "C" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 080266 0850C, DATED 9/28/82, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15 AS BEARING NORTH 90°00'00" EAST (ASSUMED) AND MONUMENTED AS SHOWN.

S 1/4 COR., SEC. 15,
T2N, R68W, 6TH P.M.
FOUND 2-1/2" ALUM.
CAP WITH MONUMENT
BOX LS NO. 18255



VICINITY MAP

ANNEXATION BOUNDARY LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 15 AND THE EAST HALF OF SECTION 16, BOTH IN TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, WHENCE THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 15 BEARS SOUTH 00°15'53" EAST 1,135.99 FEET; THENCE SOUTH 89°52'15" WEST 2443.42 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 805, RECEPTION NO. 1726506 OF WELD COUNTY RECORDS; THENCE AROUND THE BOUNDARY LINE OF SAID PARCEL NORTH 00°04'55" WEST 209.00 FEET; THENCE SOUTH 89°52'15" WEST 179.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 00°04'55" EAST 209.00 FEET; THENCE SOUTH 89°52'15" WEST 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 7; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 00°04'55" WEST 1,558.08 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 20 1/2; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 20 1/2, NORTH 89°58'58" EAST 2,677.60 FEET; THENCE SOUTH 00°01'02" EAST 30.00 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 15; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 00°15'53" EAST 1,522.85 FEET TO THE POINT OF BEGINNING, CONTAINING 94.838 ACRES MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

PARCEL NO. 1

A PARCEL OF LAND DESCRIBED IN BOOK 474, PAGE 449, BOOK 915, RECEPTION NO. 1837014, AND RECEPTION NO. 2642344 ALL IN WELD COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, WHENCE THE WEST ONE-QUARTER CORNER OF SAID SECTION 15 BEARS SOUTH 89°58'58" WEST 30.00 FEET; THENCE SOUTH 00°04'55" EAST 30.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 20 1/2, NORTH 89°58'58" EAST 390.53 FEET; THENCE SOUTH 34°14'02" WEST 692.74 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 7; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'55" WEST 572.60 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.567 ACRES MORE OR LESS.